

Soil

**GIS REGISTRY INFORMATION**

SITE NAME: Publishers Realty, Inc.  
 FID #: 460002620  
 BRRTS #: 260275 749  
 CLOSURE DATE: 1/29/03  
 STREET ADDRESS: 239/339 East Pennsylvania Ave  
 CITY: Sheboygan

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):

X= 704730 Y= 366601

☐ Yes

☒ X

IF YES, STREET ADDRESS 1: \_\_\_\_\_

GPS COORDINATES (meters in WTM91 projection):

X= \_\_\_\_\_ Y= \_\_\_\_\_

IF YES, STREET ADDRESS 2: \_\_\_\_\_

GPS COORDINATES (meters in WTM91 projection):

X= \_\_\_\_\_ Y= \_\_\_\_\_

☐ Yes

☒ X

**DOCUMENTS NEEDED:**

Closure Letter, and any conditional closure letter issued

☒ X

Copy of most recent deed, including legal description, for all affected properties

☒ X

Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties

☒ X

County Parcel ID number, if used for county, for all affected properties

☐

Location Map which outlines all properties within contaminated site boundaries in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy)

☒ X

Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy)

☒ X

Tables of Latest Soil Analytical Results (no shading or cross-hatching)

☒ X

Isoconcentration map(s), if available from site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of contamination defined. If not available, include the following 2 types of maps:

Latest groundwater flow/monitoring well location map

☐

Latest extent of contaminant plume map

☐

Geologic cross-sections, if available from SI. (8.5x14" if paper copy)

☐

RP certified statement that legal descriptions are complete and accurate

☒ X

Copies of off-source notification letters (if applicable)

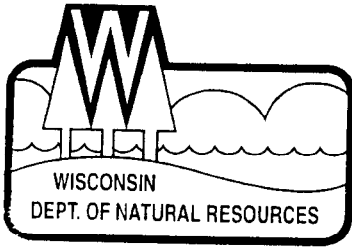
☐

Letter informing ROW owner of residual contamination (if applicable)

☐

Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure.

☐



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Scott Hassett, Secretary  
Gloria L. McCutcheon, Regional Director

Plymouth Service Center  
1155 Pilgrim Road  
P.O. Box 408  
Plymouth, Wisconsin 53073-0408  
Telephone 414-892-8756  
FAX 414-892-6638

January 29, 2003

Publisher's Realty, Inc.  
C/o Dr. David Warner  
703 Birch Tree Rd.  
Sheboygan, WI 53083

Dear Mr. Warner:

Subject: Publisher's Realty, Inc., petroleum and PAH contamination outside the southeast corner and northwest corner of the building, 239/339 East Pennsylvania Avenue, Sheboygan, file reference FID #460002620, BRRTS #0260275749

Thank you for submitting remedial action and site investigation reports for this site. Your case meets the requirements of ch. NR 726, Wis. Adm. Code, and will be registered on our database as having closed status as soon as you abandon the monitoring wells and send me the well abandonment forms. (form 3300-5B found at [www.dnr.state.wi.us/org/water/dgw/gw/](http://www.dnr.state.wi.us/org/water/dgw/gw/)) However, the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare or the environment.

Any remaining waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Please send a letter with the well abandonment forms advising me of the status of any remaining waste and/or soil piles or purgewater that have been removed once that work is completed or if it was not present.

Regarding residual contaminated soil left at the site, if soil in this location is excavated in the future, the property owner at that time will be required to sample and analyze the excavated soil in order to determine whether the contamination still remains. The owner will also have to properly store, treat, or dispose of any excavated materials, based upon the results of that characterization, and take special precautions during excavation activities to prevent a direct contact threat to humans.

If you have any questions about this letter, please call me at 920-892-8756, extension 3023.

Sincerely,

John Feeney

Wisconsin Department of Natural Resources

Cc: SER File  
Alpha Terra Science, Inc.

DOCUMENT NO

1092563

VOL 943 PAGE 294

THIS INDENTURE, Made this 1st day of June  
A. D. 1982 between Press Publishing Company

Publishers Realty Inc.

part of the first part and

a Corporation  
duly organized and existing under and by virtue of the laws of the State of Wisconsin, located  
at Sheboygan Wisconsin, party of the second part.

Witnesseth, That the said party of the first part, for and in consideration  
of the sum of \$1.00 and other considerations

to it in hand paid by the said party of the second part, the receipt whereof is hereby  
confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents  
do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said party of the second part, its successors and assigns  
hereby, the following described real estate situated in the County of Sheboygan and State of Wisconsin, to-wit:

Com. at a point on the east side of Franklin Street where it intersects the south side of  
Pennsylvania Ave. Thence east along the south side of Pennsylvania Ave. 972.22' to the point  
of beginning - Thence west on the south line of Pennsylvania Ave. to a point 25' west of the  
west line of North 4th street extended south. Thence south to the Sheboygan River. Thence  
east to a point directly south of the point of beginning. Thence north to the point of  
beginning. Grantor quit claims to grantee all real estate east of the above described  
property and west of the west line of the property line of the U.S. Coast Guard station  
of the U.S. Government.

The above described property being part of Block 313 O.P. City of Sheboygan and part of  
Section 23 Town 15 north R. 23 E.

This deed is being executed and recorded to correct and clarify the legal description contained  
in Document # 1077480 recorded in Vol. 918 of Records, Page 422.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate  
right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, either in possession or expectancy  
of, in and to the above bargained premises, and their hereditaments and appurtenances.

To Have and To Hold the said premises as above described with the hereditaments and appurtenances unto the said party of the  
second part, and to its successors and assigns FOREVER.

And the said Press Publishing Company

for itself

heirs, executors and administrators, do covenant, grant, bargain and agree to and  
with the said party of the second part, its successors and assigns, that at the time of the enrolling and delivery of these presents it is  
well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple,  
and that the same are free and clear from all incumbrances whatever. Grantor reserves to itself for a period of 10  
years. From date hereof, the right of first refusal, i.e., to purchase said lands in the event of sale  
by the grantee at a price equal to that offered by a third party. Said right to be exercised within  
30 days of notice of the terms of a proposed sale.

and that the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns,  
against all and every person or persons lawfully claiming the whole or any part thereof, it will forever WARRANT AND DEFEND.

In Witness Whereof, the said party of the first part has hereunto set its hand and seal this 1st  
day of June, A. D. 1982.

SIGNED AND SEALED IN PRESENCE OF

Press Publishing Company (SEAL)

FEE

27.25(3)  
EXEMPT

(SEAL)

A. M. Werner, Pres.

John M. Werner, Sec.

(SEAL)

STATE OF WISCONSIN,  
Sheboygan County ss.

Personally came before me, this 2nd day of September  
the above named Anthony M. Werner, President  
John M. Werner, Secretary

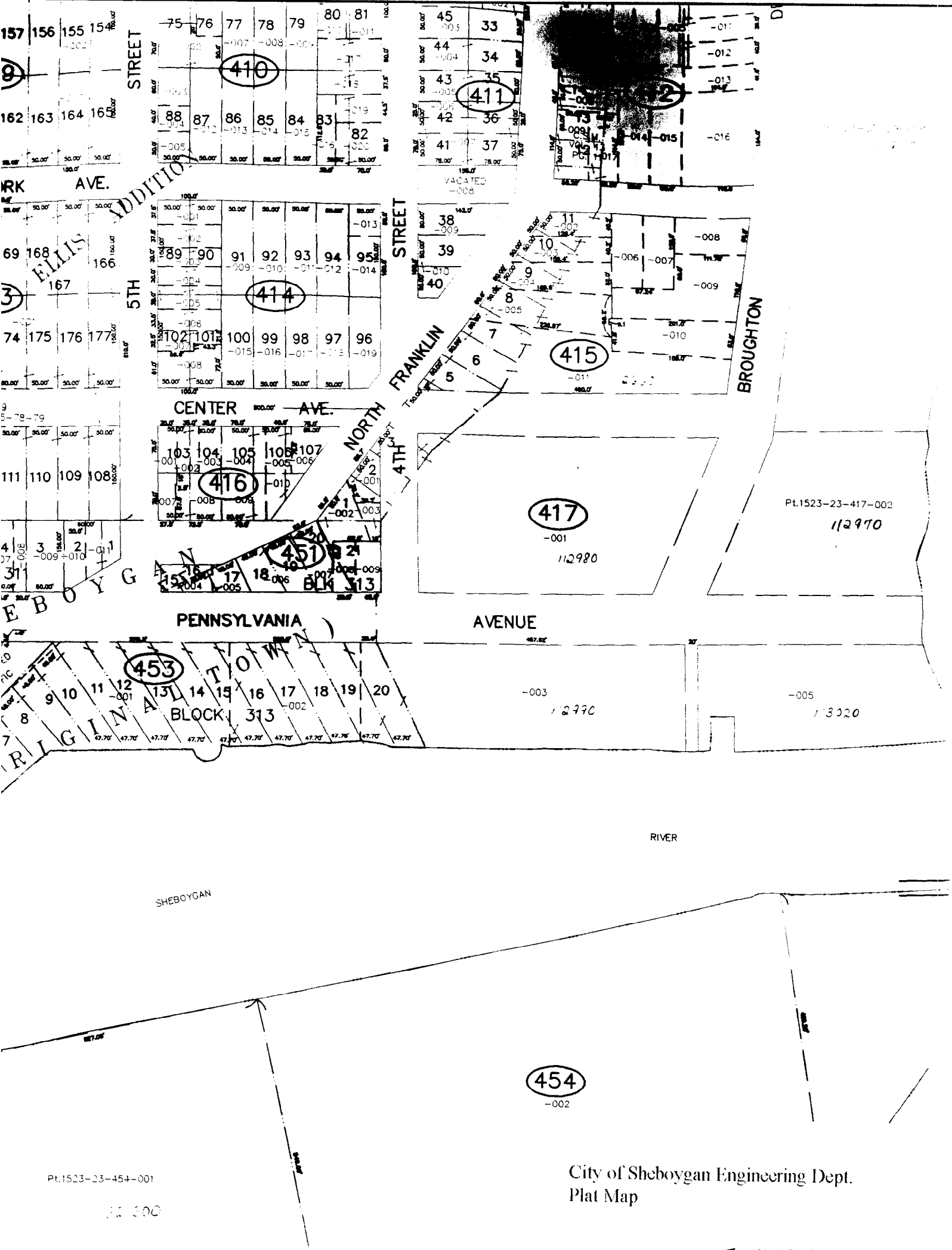
to me known to be the person who executed the foregoing instrument and acknowledged the same

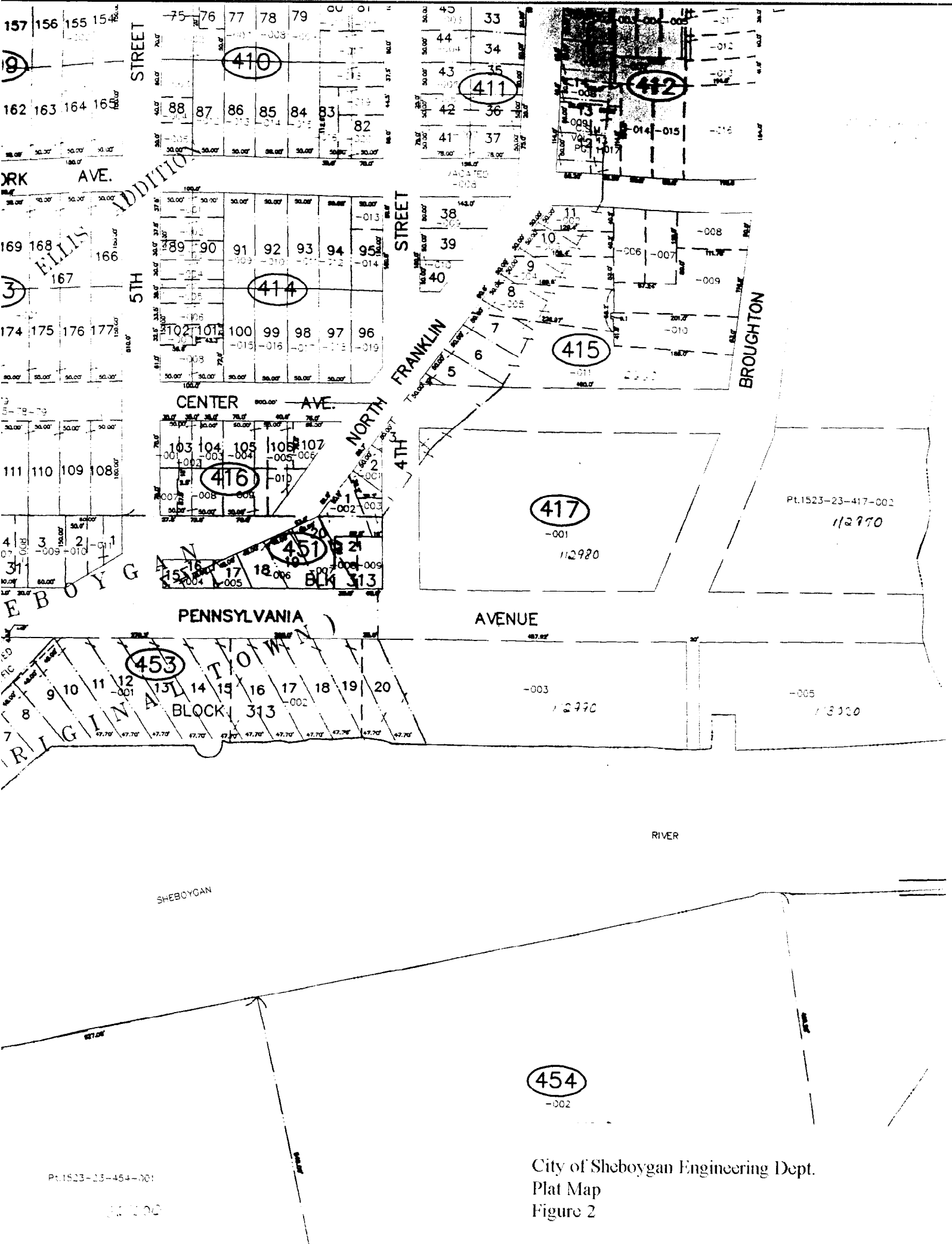
This instrument drafted by

Anthony M. Werner

Notary Public

My Commission Expires





City of Sheboygan Engineering Dept.  
Plat Map  
Figure 2

## SCHEDULE "A"

THE LAND REFERRED TO IS LOCATED IN THE COUNTY OF SHEBOYGAN,  
STATE OF WISCONSIN AND DESCRIBED AS FOLLOWS:

Parcel 1 (5928112990 ) Sheboygan County Parcel ID #

COMMENCING AT A POINT ON THE EAST SIDE OF FRANKLIN STREET  
WHERE IT INTERSECTS THE SOUTH SIDE OF PENNSYLVANIA AVE.  
THENCE EAST ALONG THE SOUTH SIDE OF PENNSYLVANIA AVE.  
972.22' TO THE POINT OF BEGINNING – THENCE WEST ON THE  
SOUTH LINE OF PENNSYLVANIA AVE. TO A POINT 25' WEST OF THE  
WEST LINE OF NORTH 4<sup>TH</sup> STREET EXTENDED SOUTH. THENCE  
SOUTH TO THE SHEBOYGAN RIVER. THENCE EAST TO A POINT  
DIRECTLY SOUTH OF THE POINT OF BEGINNING. THENCE NORTH  
TO THE POINT OF BEGINNING. GRANTOR QUIT CLAIMS TO  
GRANTEE ALL REAL ESTATE EAST OF THE ABOVE DESCRIBED  
PROPERTY AND WEST OF THE WEST LINE OF THE PROPERTY LINE OF  
THE U.S. COAST GUARD STATION OF THE U.S. GOVERNMENT.

THE ABOVE DESCRIBED PROPERTY BEING PART OF BLOCK 313 O.P.  
CITY OF SHEBOYGAN AND PART OF SECTION 23, TOWN 15 NORTH,  
RANGE 23 EAST.

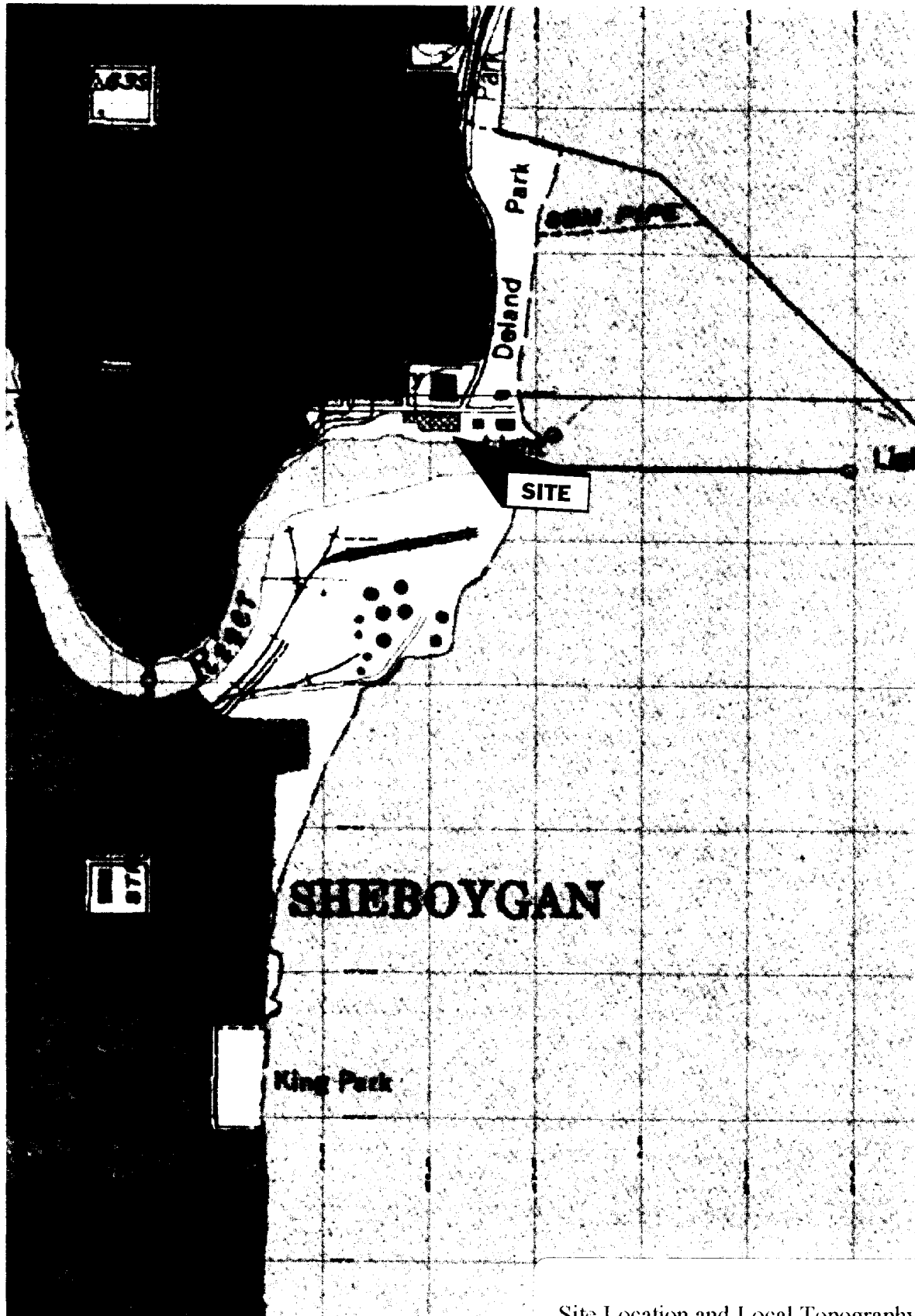
Scale 1 : 3,839



information.

Please read the documentation for more

△WTM coordinates: 704730, 366601



Site Location and Local Topography

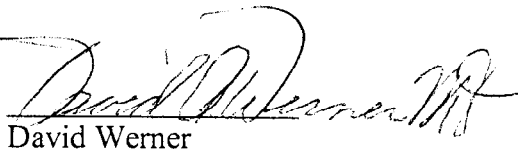
Site Location and Local Topography

Figure 1



December 16, 2002

As a representative of the Publisher Realty property, I believe that the attached legal description has been attached for each property that is within, or partially within, the contaminated site boundary.

A handwritten signature in cursive script, appearing to read "David Werner", is written over a horizontal line.

David Werner

**TABLE 2A**  
**POST-REMEDIATION SOIL ANALYTICAL RESULTS : PETROLEUM CONSTITUENTS**  
Werner Publisher Realty

			LABORATORY ANALYTICAL RESULTS								
Sample ID	Depth (feet)	Field PID Reading (Nominal ppm)	GRO (mg/kg)	DRO (mg/kg)	Benzene (ug/kg)	Ethylbenzene (ug/kg)	Toluene (ug/kg)	Xylenes (ug/kg)	MTBE (ug/kg)	1,2,4 TMB (ug/kg)	1,3,5 TMB (ug/kg)
NR 720 Residual Contaminant Levels for Protection of Groundwater			100 *	<b>100 *</b>	5.5	2900	1500	4100	NS	NS	NS
NR 746 Soil Screening Levels to Indicate Potential for Free Product			NS	NS	8500	4600	38000	42000	NS	83000	11000
NR 746 Direct Contact Levels (top 4')			NS	NS	1100	NS	NS	NS	NS	NS	NS
<b>Excavation Limit Samples: 9/03/02</b>											
#1 Floor	6'	0.8	<5.6	<5.1	<29	<29	<29	<84	<29	<29	<29
#2 NW Corner	6'	0.9	<6.8	<5.2	<33	<33	<33	<100	<33	<33	<33
#3 SW Corner	6'	0.9	<6.7	<5.1	<33	<33	<33	<100	<33	<33	<33
#4 Base N. Center	6'	3.0	<6.8	6.4	<34	<34	110	135	<34	37	<34
#5 Side S. Center	2'	0.9	<7.7	<b>194</b>	<b>45</b>	<b>47</b>	165	319	<39	100	<39
<b>Site Investigation Samples</b>											
GP-1	6-8'	0.8	<0.99	NA	<19	<23	<22	<42	<64	<21	<23
GP-2	2-4'	0.9	[3.1]	NA	<19	<23	[61]	<42	[135]	[44]	73
GP-2	8-10'	0.3	[0.99]	NA	<19	<23	<22	<42	<64	<21	<23
GP-3	6-8'	2.3	<0.99	NA	<19	<23	<22	<42	<64	<21	<23
GP-4	8-10'	3.9	<0.99	NA	<19	<23	<22	<42	<64	<21	<23
GP-5	6-8'	0.0	<0.99	NA	<19	<23	<22	<42	<64	<21	<23
GP-6	8-10'	0.0	<0.99	NA	<19	<23	<22	<42	<64	<21	<23
GP-7	6-8'	0.6	<0.99	NA	<19	<23	[66]	<42	280	<21	<23
GP-8	8-10'	0.5	<0.99	NA	<19	<23	<22	<42	<64	<21	<23
GP-9	8-10'	0.4	<0.99	NA	<19	<23	<22	<42	<64	<21	<23
GP-10	6-8'	4.2	<0.99	NA	<19	<23	<22	<42	<64	<21	<23

**Notes:** Xylenes reported as total of m-, o-, p-xylenes      TMB= trimethylbenzene  
NA= Not analyzed for parameter      NS = No standard established  
Value in [ ] is between analytical limit of detection and limit of quantification

**BOLD** indicates exceedance of NR 720 generic residual contaminant level.

\* : For sites where hydraulic conductivity is greater than 10 -6 cm / sec. Standard is generic level, not specifically derived for protection of groundwater.

**TABLE 2B**  
**POST-REMEDIATION SOIL ANALYTICAL RESULTS : PAH CONSTITUENTS**  
Werner Publisher Realty

		ANALYTICAL RESULTS																		
Sample ID	Depth (feet)	DRO (mg/kg)	Acenaphthene (ug/kg)	Acenaphthylene (ug/kg)	Anthracene (ug/kg)	Benzo(a)anthracene (ug/kg)	Benzo(a)pyrene (ug/kg)	Benzo(b)fluoranthene (ug/kg)	Benzo(k)fluoranthene (ug/kg)	Benzo(ghi)perylene (ug/kg)	Chrysene (ug/kg)	Dibenzo(a,h)anthracene (ug/kg)	Fluoranthene (ug/kg)	Fluorene (ug/kg)	Ideno(123-cd)pyrene (ug/kg)	1-methyl naphthalene (ug/kg)	2-methyl naphthalene (ug/kg)	Naphthalene (ug/kg)	Phenanthrene (ug/kg)	Pyrene (ug/kg)
WDNR GENERIC CLEANUP LEVELS		100*																		
Groundwater Pathway			38,000	700	3,000,000	17,000	48,000	360,000	870,000	6,800,000	37,000	38,000	500,000	100,000	680,000	23,000	20,000	400	1,800	8,700,000
Direct Contact - Industrial			60,000,000	360,000	300,000,000	3,900	390	3,900	39,000	39,000	390,000	390	40,000,000	40,000,000	3,900	70,000,000	40,000,000	110,000	390,000	30,000,000
Direct Contact - Non-Industrial			900,000	18,000	5,000,000	88	8.8	88	880	1,800	8,800	8.8	600,000	600,000	88	1,100,000	600,000	20,000	18,000	500,000
Soil Excavation Samples																				
#1 Floor	6'	<5.1	<51	<87	<5.1	<5.1	<41	<5.1	<5.1	<41	<5.1	<7.7	<10	<10	<5.1	<31	<26	<31	<5.1	<5.1
#2 NW Corner	6'	<5.2	<52	<88	<5.2	28	<42	18	12	<42	22	<7.8	45	<10	27	<31	<26	<31	20	42
#3 SW Corner	6'	<5.1	<51	<87	<5.1	<5.1	<41	<5.1	<5.1	<41	<5.1	<7.7	<10	<10	<5.1	<31	<26	<31	<5.1	<5.1
#4 Base N Center	6'	6.4	<56	<96	6.1	11	<45	10	8.1	<45	16	<8.4	50	<11	12	<34	<28	<34	36	29
#5 Side S Center	2'	194	<820	<1,400	297	1,320	1,650	1,010	671	1,320	1,430	187	3,850	<160	1,320	<500	<420	<500	1,650	3,080

**Notes:** Generic Cleanup Levels from Soil Cleanup Levels for Polycyclic Aromatic Hydrocarbons (PAH) Interim Guidance, WDNR Publication RR-519-97, April 1997 (corrected)

**BOLD** indicates exceedance of residual contaminant level, **BOLD** and **BOXED** indicates Exceedence of Industrial Direct Contact Standard

\* : For sites where hydraulic conductivity is greater than 10 -6 cm / sec. Standard is generic level, not specifically derived for protection of human health or groundwater.

PENNSYLVANIA AVENUE

GP2  
8' - 10'  
GRO: 0.99  
Ben: <23  
Tol: <22  
Xy: <64

GP2  
2' - 4'  
GRO: 3.1  
Ben: <23  
Tol: 61  
Xy: 135

#2 6'  
GRO: <6.8  
DRO: <5.2  
Ben: <33  
Tol: <33  
Xy: <100

#1 6'  
GRO: <5.6  
DRO: <5.1  
Ben: <29  
Tol: <29  
Xy: <84

GP-4  
8' - 10'  
GRO: <0.99  
Ben: <23  
Tol: <22  
Xy: <64

#3 6'  
GRO: <6.8  
DRO: <5.2  
Ben: <33  
Tol: <33  
Xy: <100

GP3  
6' - 8'  
GRO: <0.99  
Ben: <23  
Tol: <22  
Xy: <64

GP6  
8' - 10'  
GRO: <0.99  
Ben: <23  
Tol: <22  
Xy: <64

GP5 6' - 8'  
GRO: <0.99  
Ben: <23  
Tol: <22  
Xy: <42

GP8 8' - 10'  
GRO: <0.99  
Ben: <23  
Tol: <22  
Xy: <42

GP7  
6' - 8'  
GRO: <0.99  
Ben: <23  
Tol: 66  
Xy: 280

GP9 8' - 10'  
GRO: <0.99  
Ben: <23  
Tol: <22  
Xy: <42

Storm Sewer (Approximate)

#4  
6'  
GRO: <6.8  
DRO: 6.4  
Ben: <34  
Tol: 110  
Xy: 135

#5 2'  
GRO: <7.7  
DRO: 194  
Ben: 45  
Tol: 165  
Xy: 319

EXCAVATION  
LIMIT

EXCAVATION  
LIMIT

The Sheboygan River

SEA WALL

0 15 30 60  
SCALE: 1 INCH = 60 FEET

LEGEND


- ⊕ BORING LOCATION  
● Excavation Limit Sample Location  
**BOLD PRINT** - Exceedance of NR720 Residual Contaminant Levels  
GRO = Gasoline Range Organics in mg/kg (ppm)  
Ben = Benzene in ug/kg = parts per billion  
Tol = Toluene in ug/kg = parts per billion  
Xy = Total xylenes in ug/kg = parts per billion

EXCAVATION LIMIT

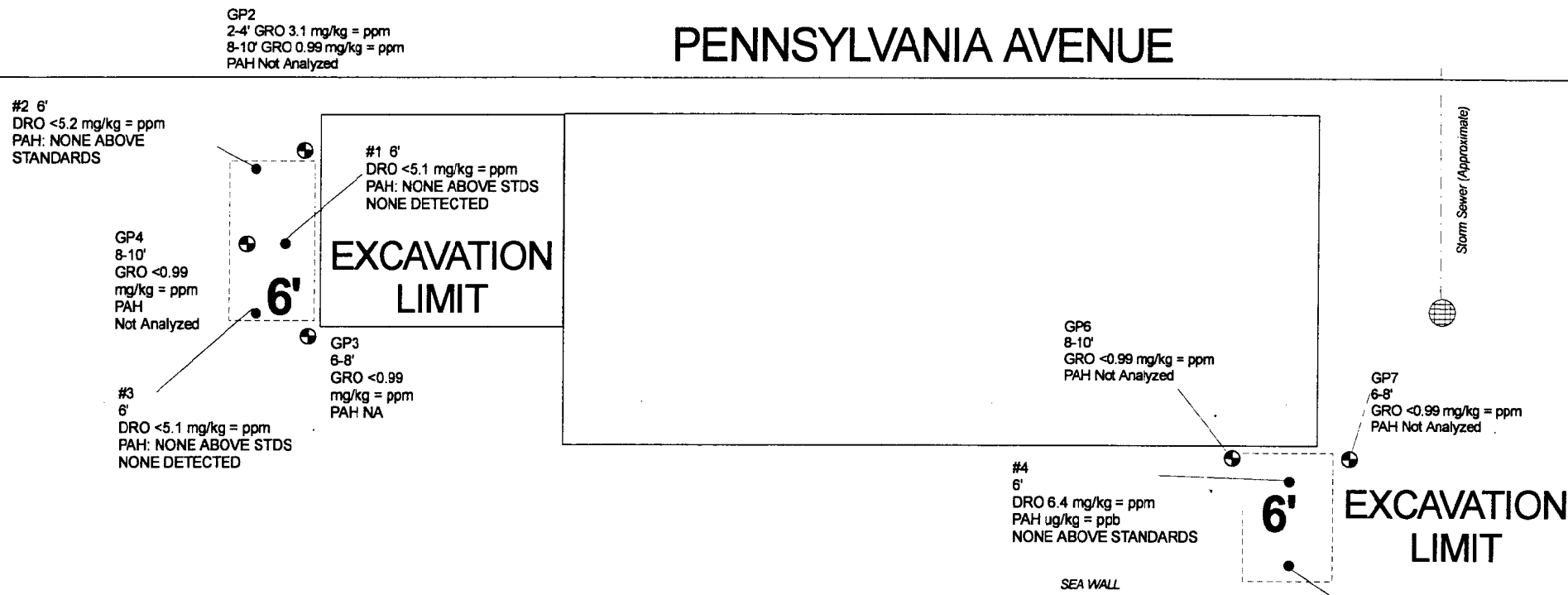
APPROX. PROPERTY BOUNDARY

PUBLISHERS REALTY  
239-339 Pennsylvania Ave.  
POST-REMEDIATION SOIL CHEMISTRY:  
PETROLEUM COMPOUNDS

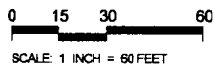
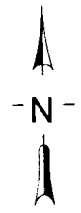
REV	DATE	DESCRIPTION	APPVD

	
DATE: 12/4/02	File #: ...WER200101\excavation
APPROVED: <i>SES</i>	FIGURE 6

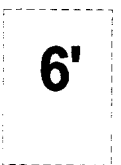
PENNSYLVANIA AVENUE



The Sheboygan River →




LEGEND

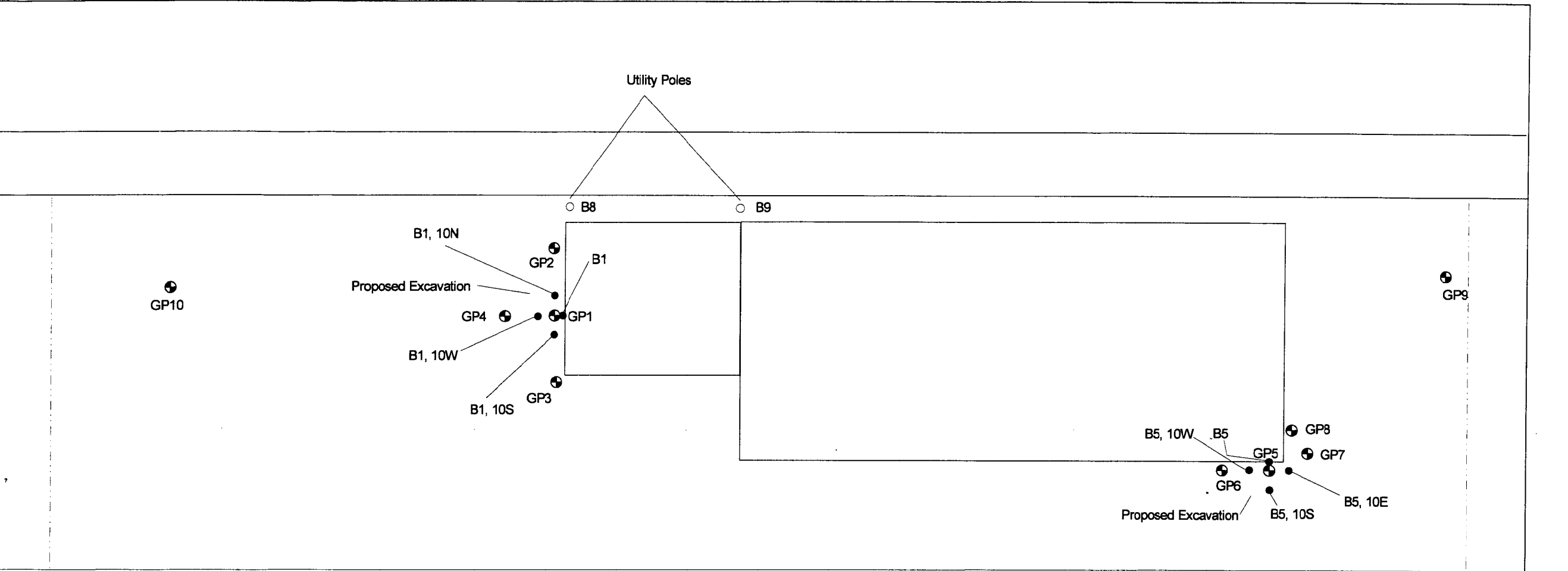


EXCAVATION LIMIT

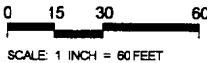
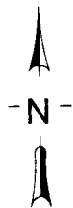
APPROX. PROPERTY BOUNDARY

- ⊕ BORING LOCATION
- Excavation Limit Sample Location
- DRO: Diesel Range Organics in mg/kg
- GRO: Gasoline Range Organics in mg/kg
- BOLD PRINT - EXCEEDS NR720 GENERIC RESIDUAL CONTAMINANT LEVEL OR INDUSTRIAL DIRECT CONTACT LEVELS**

PUBLISHERS REALTY 239-339 Pennsylvania Ave.				 <b>ALPHA TERRA</b> SCIENCE	
POST-REMEDIATION SOIL CHEMISTRY: ELEVATED PAHs					
REV	DATE	DESCRIPTION	APPVD	DATE: 12/4/02	File #: ...WER200101\excPAH
				APPROVED: <i>SES</i>	FIGURE 7



The Sheboygan River




LEGEND

- ⊕ BORING LOCATION
- HAND AUGER BORING LOCATION



APPROX. PROPERTY BOUNDARY  
UTILITY POLE  
OVERHEAD OR UNDERGROUND ELECTRIC, WATER,  
TELEPHONE, SANITARY SEWER

239-339 Pennsylvania Ave.				 <b>ALPHA TERRA</b> SCIENCE	
Boring Locations					
REV	DATE	DESCRIPTION	APPVD		
				DATE: 2/4/02	File #: ...\\WER200101\\sitemap
				APPROVED: <i>ses</i>	FIGURE 3